

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, June 22, 2010

CALL TO ORDER

The June 22, 2010 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chairman T.Ripper.

ROLL CALL

Members present: J.Austen, D.Godwin, S.Lawrence, T.Ripper, L.Voigt. Absent: T.Anliker, G.Pareti, D.Fliger, S.Odson. Staff present: J.Peterson, E.Carstens, S.Perkins, T.Kuhn.

PUBLIC HEARINGS

Item #5. Bankers Trust Company/HZB Enterprises, LLC request to amend the Tradition PUD (Planned Unit Development)

E.Carstens presented an aerial showing the location of the proposed PUD amendment in Tradition Plat 3 located south of SW Tradition Drive and east of the Saylor Creek tributary. He explained that this was formerly a Regency project set up as a mixture of bi-attached and detached townhome units. HZB Enterprises LLC, has since purchased the property and is proposing a PUD amendment. He presented revised building elevations for the project, reminding the Commission that they were recently reviewed and approved by both the Commission and Council. E.Carstens explained that there are two items being requested, one to reduce the side yard setback from a minimum distance between units of 14 feet to 10 feet, a request similar to the recently approved Ashland Point Townhome project amendment. A drawing was presented showing the footprint of constructed Regency units and the proposed units noting that the new units are larger. Staff stated that even with the PUD amendment, lots established for bi-attached townhomes may require replatting to accommodate the new design. The other item is a request to reduce the 30-foot rear yard setback for lots along the Saylor Creek tributary to a 10-foot rear yard setback. The approved Regency units were smaller and had an allowance for the decks to encroach into the rear yard setback; the proposed units feature decks off to the side, however, the footprint is longer resulting in the need to reduce the minimum rear yard setback.

D.Godwin asked if the lots off of SW 28th Lane could be rearranged to eliminate the need for an amendment? E.Carstens responded that there are built units to consider, many of the proposed units will fit, however this amendment will give the developer the ability to start on some units this year. D.Godwin asked if the developer would have the ability to provide only a 10-foot rear yard setback on all of the un-built units if this amendment is approved. E.Carstens explained that streets, utilities and service lines are already in place, making that difficult.

L.Voigt asked if there is water running through the Saylor Creek tributary where a heavy rain could impact a unit placed nearer to the creek. E.Carstens responded that there is no flood plain on the property.

Brad Cooper, Cooper Crawford & Associates LLC on behalf of HZB Enterprises LLC stated that this is an Epcon community, similar to the project approved on the southeast corner of SW Oralabor Road and county NW 26th Street. He stated that HZB will incorporate the vinyl siding

Regency used on their units, but appearance and the use of stone will be the same as the Epcon units.

Motion by S.Lawrence to close the public hearing and receive and file documents. Second by L.Voigt. All voted aye. Motion carried 5 -0.

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, July 6, 2010

CALL TO ORDER

The July 6, 2010 meeting of the Plan & Zoning Commission was called to order at 7:00 pm by Chairman T.Ripper.

ROLL CALL

Members present: T.Anliker, D.Fliger, S.Lawrence, S.Odson, T.Ripper, L.Voigt. Absent: J.Austen, D.Godwin. Staff present: J.Peterson, E.Carstens, E.Jensen, S.Perkins, T.Kuhn.

BUSINESS ITEMS

Item #5. Bankers Trust Company/HZB Enterprises, LLC request to amend the Tradition PUD (Planned Unit Development)

Staff Report: E.Carstens presented an aerial showing the location of the proposed PUD amendment in Tradition Plat 3 located south of SW Tradition Drive, south and east of the SW Oralabor Road and SW State Street intersection and east of the Saylor Creek tributary. He explained that this was a Regency project originally proposed for bi-attached and detached townhomes with some of the bi-attached and detached built. The project has been purchased by HZB Enterprises LLC and they are proposing to finish off the project. Approved revised building elevations allowed the new owners to build on a few of the lots, the proposed PUD amendment will open up some additional lots. E.Carstens explained that the units HZB Enterprises, LLC is building are larger than the units Regency planned for. He presented a drawing showing the footprint of constructed Regency units and the proposed larger HZB units on some of the lots explaining that the lots showing no buildings may require a new plat and site plan. The two items being requested are a reduction to the side yard setback from a minimum distance between units of 14 feet to 10 feet and reduction to the 30-foot rear yard setback for lots along the Saylor Creek tributary to a 10-foot rear yard setback.

E.Carstens stated that there were no comments from the public during the hearing, however there were questions from the Commission regarding the floodplain and the density of the project. He stated that the City acquired all of the floodplain with the acquisition of the parkland along the Saylor tributary, so there is none in this development. He explained that based on the streets, utilities and service lines already in place, it would be extremely difficult to increase the density. Staff recommends approval of the Tradition PUD amendment.

Motion by S.Lawrence to recommend City Council approval of the proposed amendment to the Tradition PUD and Master Plan. Second by T.Anliker. All voted aye. Motion carried 6- 0.